

## Trafalgar Street, York £250,000

A lovely period terraced property offering well-presented accommodation and a generously sized rear courtyard. Situated in the ever popular South Bank area, the property is sure to appeal to a range of buyers and is offered for sale with no forward chain.



The property is accessed via a uPVC double glazed door into a welcoming reception room which provides a lovely lounge area with wood flooring, feature chimney breast wall and large window to the front, allowing for ample natural light flow.



To the rear elevation of the property sits the kitchen, which comprises a range of fitted cream wall and base units with black worktops, cream tiled splashback and integrated oven, gas hob with extractor over and stainless-steel sink. There is also space and plumbing for further free-standing appliances aswell as a lovely open space for a dining table and chairs and a door leading out to the rear courtyard.

A carpeted staircase leads to the first floor, which from the landing, leads to the two bedrooms and family bathroom.

The principal bedroom sits to the front elevation of the property and presents a spacious double bedroom with a storage cupboard and a large window to the front.

The second bedroom offers a lovely single room, which is currently used as a cosy home office/snug and overlooks the rear courtyard.



Boasting a white three-piece suite, the modern house bathroom comprises a panel bath with shower over, low flush WC and hand wash basin.

Externally, the property benefits from a good-sized courtyard, perfect for enjoying in the warmer months. There is superb potential to follow suit of others in the street by adding a rear extension to the property, or the option to utilise the generous outdoor space for an al-fresco dining and seating area.



Situated in the popular area of South Bank, close to the thriving Bishopthorpe Road, the property is perfectly positioned for those wanting to be within this sought after residential location. Only a short walk into the City Centre, it's perfect for anyone who works in York Centre or who wants the ease of being able to stroll into the centre for a coffee or glass of wine.

This lovely property is sure to appeal to first time buyers, mature and professional couples and investors alike and is offered for sale with no forward chain. It is therefore highly recommended to book in for an early viewing.

Tenure: Freehold

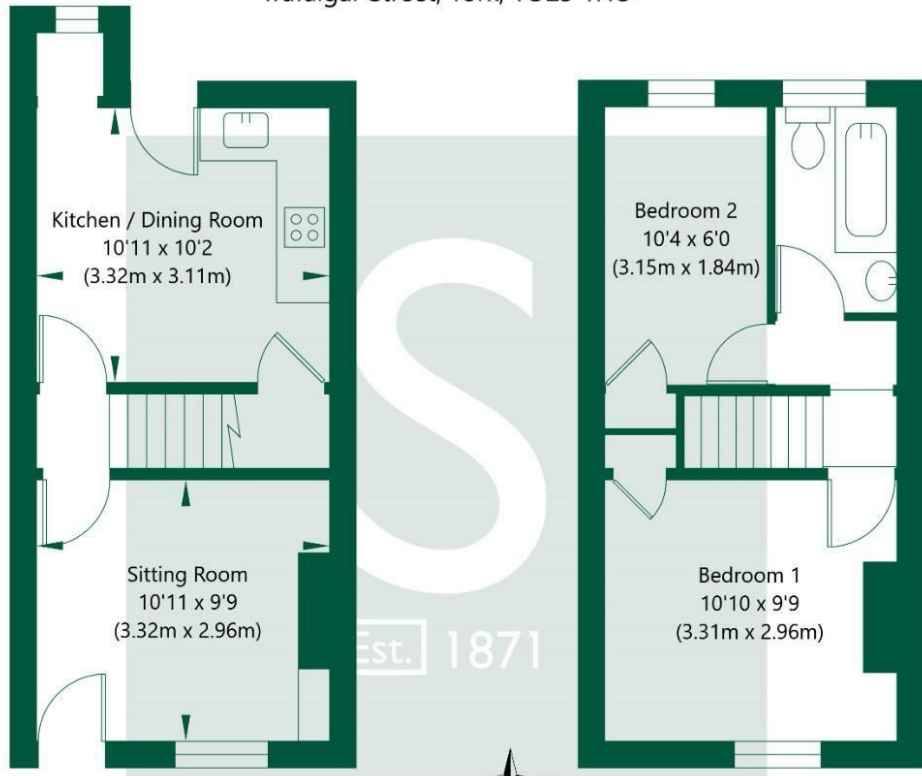
Services: All mains services connected

EPC Rating: C

Council Tax: B - City of York

Viewings: Strictly via the selling agent 01904 625533

Trafalgar Street, York, YO23 1HU



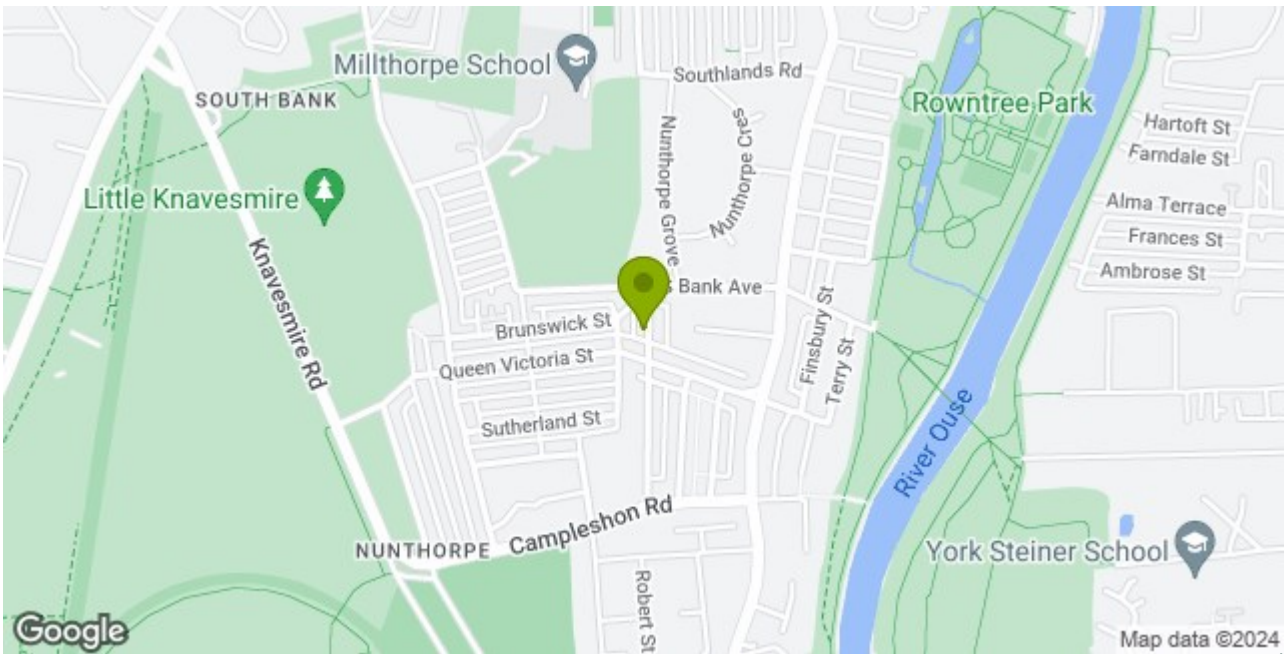
Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 263 SQ FT / 24.45 SQ M

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 256 SQ FT / 23.77 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 519 SQ FT / 48.22 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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